

Approved

STATE OF HAWAII
LAND USE COMMISSION

APR 14 1983

Minutes of Meeting

State Building Conference Room
54 High Street
Wailuku, Maui

January 26, 1983 - 9:00 a.m.

COMMISSIONERS PRESENT: Richard Choy, Acting Chairman
Lawrence Chun
Shinsei Miyasato
Winona Rubin
Teofilo Tacbian
Robert Tamaye
Frederick Whittemore

COMMISSIONERS ABSENT: William Yuen, Chairman
Everett Cuskaden

STAFF PRESENT: Gordan Furutani, Executive Officer
Carolee Aoki, Deputy Attorney General
Dora Horikawa, Chief Clerk

Jean McManus, Court Reporter

HEARING

A82-536 - HALEAKALA RANCH COMPANY

Due to Chairman Yuen's conflict of interest, the hearing on subject petition was conducted by Vice Chairman Choy.

Pursuant to a notice published in the Honolulu Advertiser and the Maui News on December 10, 1982, and notices sent to all parties, a hearing was held by the Land Use Commission to consider the petition by Haleakala Ranch Company to reclassify approximately 189.7 acres of land currently in the Agricultural District into the Urban District at Kihei, Maui for a residential community, Docket A82-536.

Appearances

Paul Mancini, Attorney, representing petitioner

Guy Archer, Deputy Corporation Counsel, representing
the Maui Planning Department

Annette Chock, Deputy Attorney General, representing the
Department of Planning & Economic Development

Admission of Public Witnesses

It was moved by Commissioner Whittemore, seconded by Commissioner Tacbian, and unanimously agreed to admit Mr. John Bose as a public witness.

Exhibits

Petitioner's exhibits 5, 6 and 7 were identified and moved into evidence.

County's exhibits 1 through 12 were moved into evidence.

DPED's exhibits 1 through 4 were admitted into evidence.

All of the witnesses who appeared today, having been duly sworn in, testified and were examined as set forth in the transcripts on the pages noted.

Public Witnesses

John Bose, II - Representing the Maui Group of the Sierra Club

Oral testimony----- 6 to 9

Cross examination by Mr. Mancini----- 9

Examination by Commissioner Chun----- 9 to 10

Upon motion by Commissioner Chun, seconded by Commissioner Rubin, Mr. William Maschal was admitted as a public witness.

William Maschal - Kihei Resident (formerly President of Kihei Community Association)

Oral textimony-----11 to 14

Cross examination by Mr. Archer-----14 to 17

Cross examination by Miss Chock-----17 to 19

Examination by Chairman Choy-----19 to 20

The Executive Officer pointed out the property on the maps and oriented its location with various surrounding landmarks.

PETITIONER

Peter Baldwin - President of Haleakala Ranch Company

Direct examination by Mr. Mancini-----23 to 46
Cross examination by Mr. Archer-----47 to 53
Cross examination by Miss Chock-----53 to 58
Redirect examination by Mr. Mancini-----58
Examination by Commissioner Whittemore-----58 to 60
Examination by Commissioner Chun-----60
Examination by Commissioner Tamaye-----60 to 61
Examination by Commissioner Tacbian-----61
Examination by Commissioner Rubin-----62
Examination by Chairman Choy-----61

James Bell - President of Belt Collins & Associates

Direct examination by Mr. Mancini-----64 to 87
The Commission was in recess from 12:00 noon to 1:15 p.m.

1:15 p.m.

James Bell (cont.)

Cross examination by Mr. Archer-----87 to 93
Cross examination by Miss Chock-----93 to 96
Redirect examination by Mr. Mancini-----96
Examination by Commissioner Tacbian-----96 to 97

Joseph Vierra - Director of Engineering, Belt Collins & Assoc.

Direct examination by Mr. Mancini-----97 to 143
Cross examination by Mr. Archer-----144 to 168
Cross examination by Miss Chock-----168 to 173

Joseph Vierra (cont.)

Redirect examination by Mr. Mancini-----173

Examination by Commissioner Chun-----174 to 175

Marvin T. Miura - President of Environment Impact Study

Direct examination by Mr. Mancini-----175 to 183

The hearing was adjourned at 4:20 p.m., to be continued at 8:30 a.m. on January 27, 1983.